

From: sfrench@u.washington.edu
To: [PRC](#)
Subject: Short Subdivision of 11340 23rd Ave NE
Date: Saturday, September 02, 2017 11:07:27 PM
Attachments: [Letter re Subdivision.doc](#)

Seattle Department of Construction and Inspections
Attn: Public Resource Center
Julie Ledoux
700 5th Ave, Ste. 2000
P.O. Box 34019
Seattle Washington, 98124-4019

Dear Julie and the Dept. of Construction and Inspections,

I am writing to you today regarding the "Short Subdivision" of the property at 11340-23rd Ave NE, Seattle, WA 98125. We received a letter stating that a Land Use Application to subdivide this property into 6 parcels of land is being considered for approval.

My husband and I have several concerns regarding this Short Subdivision:

- 1) The property involved in this Short Subdivision has "Heritage Trees" that are an important part of the landscape of our neighborhood and should not be destroyed. I am not sure how old these trees are, but they pre-date the existing structures on the properties in question. We have heard from others in the neighborhood that these trees are to be cut down. This will have a direct impact on the wildlife in our neighborhood, i.e. birds, squirrels, raccoons, opossum, etc. The removal of these trees will take away the homes and habitat of these animals.
- 2) Our street is going to have difficulty accommodating the cars from these new homes. Adding 6 new homes creates the potential for 12 or more additional cars on our street. Our street was narrowed by the City of Seattle when drainage swales (ditches) were installed. In addition, we lost half of our parking spots due to the narrowing of the street. The residence behind my house has a business, so it is already often difficult to find street parking during the day. Adding more cars to our street is really going to cause some problems. I am also concerned about the impact of additional cars on the pedestrians who walk through our neighborhood.

I would like to suggest that part of the requirement for the 6 new homes to be built on this site include 2-car driveways for each home and a separate street/lane/alleyway to be built for these residents to travel down to reach their homes.

- 3) **Flooding:** Our neighborhood has underground river beds that fill up during times of heavy rainfall. Due to the fact that the water table is quite high and we have a clay layer that does not absorb ground water, the properties in this neighborhood are prone to groundwater entering homes. I am especially concerned about excessive ground water if all of the trees are removed on this property.
- 4) We are also concerned about things like garbage pickup, etc. I am not sure if the sidewalks and driveways in this neighborhood can accommodate all of the extra trash and recycling cans that will be on the street on garbage pickup day.

Thank You for taking these comments under consideration,

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